



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: November 12, 2019

Subject: HEARING to consider adopting Ordinance No. 2019-31, adopting the 2019 California Building Standard Codes

RECOMMENDATION(S):

1. OPEN the public hearing on Ordinance No. 2019-31, RECEIVE testimony, and CLOSE the public hearing.
2. ADOPT Ordinance No 2019-31, adopting the 2019 California Building Standard Code (CBSC), the 2019 California Residential Code, the 2019 California Green Building Standards Code, the 2019 California Electrical Code, the 2019 California Plumbing Code, the 2019 California Mechanical Code, and the 2019 Existing Building Code, with changes, additions and deletions.
3. ADOPT the attached findings in support of the County's changes, additions and deletions to the statewide codes.
4. DIRECT the publication of the ordinance summary prepared by County Counsel and DIRECT the Clerk of the Board of Supervisors to post a certified copy of the full text of the adopted ordinance in the office of the Clerk of the Board, in accordance with Government Code section 25124 (b).

☒ APPROVE ☐ OTHER
☒ RECOMMENDATION OF CNTY ADMINISTRATOR ☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **11/12/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: November 12, 2019

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Jason Crapo,
925-674-7722

cc:

5. DIRECT the Department of Conservation and Development, pursuant to Health and Safety Code section 17958.7, to send a certified copy of Ordinance No. 2019-31, the attached findings, and this Board Order to

RECOMMENDATION(S): (CONT'D)

the California Department of Housing and Community Development and to the California Building Standards Commission.

6. FIND that adoption of the ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3).

7. DIRECT staff to file a Notice of Exemption with the County Clerk.

FISCAL IMPACT:

None

BACKGROUND:

The California Building Standards Commission has adopted the 2019 California Building Standards Code (CBSC), replacing the 2016 CBSC. The CBSC includes the California Building, Residential, Electrical, Plumbing, Mechanical, Green Building Standards, Energy, Historical Building and Existing Building Codes. These statewide codes will be effective January 1, 2020. The Department of Conservation and Development is responsible for enforcing the CBSC within the unincorporated area of the County.

Although these codes apply statewide, Health and Safety Code sections 17958.5 and 18941.5 authorize a local jurisdiction to modify or change these codes and establish more restrictive building standards if the local jurisdiction finds that the changes and modifications are reasonably necessary because of local climatic, geological, topographical, or environmental conditions. The attached proposed ordinance would adopt the statewide codes and amend them to address local conditions.

The proposed Ordinance No 2019-31 was introduced at the October 22, 2019 Board meeting. It amends the statewide codes due to local climatic, geographical, topographical, and environmental conditions. These conditions are described in the attached Findings. The following are the substantive changes to the 2019 California Building Standards Code:

Modifications to the 2019 California Building Code

- Require installation of hard-wired smoke detectors in existing flat roof buildings when a pitched roof is added on top of the existing flat roof, and the solid sheathing of the flat roof is not removed. This amendment is the same as the local amendment made to the previous statewide code.
- Require more reinforcing in some building foundations to better withstand seismic forces found in the region of California. This amendment is the same as the local amendment made to the previous statewide code.

Modifications to the 2019 California Residential Code

- Prohibit the use of gypsum wallboard as seismic bracing, and restrict the use of Portland Cement Plaster as seismic bracing to single-story, single-and two-family dwellings and accessory structures. These

amendments are the same as the previous code cycle and are based on the performance of these materials during previous earthquakes in California.

Modifications to the 2019 California Green Building Standards Code

- Electric vehicle charging station requirements for new multi-family buildings will be amended as follows. The statewide code requires 10 percent of parking space be designated as Electric Vehicle Charging Spaces ("EV spaces") and equipped with the electrical conduit and other associated electrical infrastructure to support the future installation of electrical vehicle charging devices. The ordinance would require that half of the designated EV spaces (5% of the total number of parking spaces) be equipped with fully operational electrical vehicle charging equipment. This amendment would impose a stricter standard than that included in the statewide code, and the percentage of parking spaces required to be equipped with fully operational charging equipment is consistent with the current policy previously adopted by the Board.
- Electrical vehicle charging station requirements for non-residential buildings will be amended as follows. The statewide code generally requires 6 percent of parking spaces be designated as Electric Vehicle Charging Spaces ("EV spaces") and equipped with the electrical conduit and other associated electrical infrastructure to support the future installation of electric vehicle charging devices. The ordinance would require that all designated EV spaces be equipped with fully operational electric vehicle charging equipment. This amendment is the same local amendment made to the previous statewide code.
- More restrictive construction waste reduction, disposal and recycling standards consistent with those presently enforced in the County, including the following. Apply construction waste management requirements in the statewide code to certain projects for existing residential buildings, including: demolition projects when a demolition permit is required, except demolition projects that are necessary to abate a public nuisance; projects that impact 5,000 square feet or more of the total combined conditioned and unconditioned building area; projects that increase the total combined conditioned and unconditioned building area by 5,000 square feet or more. Delete the exception from construction waste management requirements for projects solely based on their isolated location from diversion facilities. Require measuring and documentation of all generated debris to ensure that at least 65% is diverted from landfills.

Modifications to the 2019 California Existing Building Code

The amendments to the 2019 California Existing Building Code are not substantive in nature and are limited to administrative provisions for the use and enforcement of this Code and to be consistent with the administrative provisions of the other statewide codes as amended.

CONSEQUENCE OF NEGATIVE ACTION:

If the proposed ordinance is not approved, the County will not adopt the 2019 California Building Standards Code as amended.

ATTACHMENTS

Findings

Ordinance No. 2019-31